

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
PROCLAIMING MINOR MODIFICATION OF THE SOUTH COVE
URBAN RENEWAL PLAN
PROJECT NO. MASS. R-92

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, was adopted on December 6, 1965 and requires the development of land in compliance with regulations and controls of the Plan; and

WHEREAS, Section 1201 of the said Plan entitled "Amendment" provides that the Urban Renewal Plan may be modified by the Boston Redevelopment Authority; and

WHEREAS, the Land Use and Building Requirements of said Urban Renewal Plan as delineated in "Table A: Requirements for Disposition Parcels", shown as "Attachment 1" hereto, allows for only the commercial use of Disposition Parcel C-1:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Land Use and Building Requirements as set forth in "Table A: Requirements for Disposition Parcels" is hereby modified to permit the residential use of Parcel C-1 in addition to the commercial use thereof, by deleting from said "Table A" on Page 20 of said Urban Renewal Plan, under Site Designation Item #3 the following words: "C-1 & "; and adding the following new Site Designation Item after Site Designation Item #6: "C-1 - Commercial and Residential, as shown on Attachment #2 Herewith.
2. That the proposed modification is found to be minor and does not substantially or materially alter or change the Plan.
3. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.
4. That the Director be and hereby is authorized to Proclaim by Certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970.

Attachment #1 to Proclaimer Resolution of August 21, 1980

TABLE A - Continued

<u>Designation</u>	<u>Permitted Uses</u>	<u>Max. F.A.R.</u>	<u>Minimum Parking Spaces</u>	<u>Ground Floor Setback</u>
P-15	Institutional	8	Demonstration of Adequacy	To be determined at time of disposition
P-16	Public	8	" "	" "
C-1 & C-2	Commercial	8	" "	" "
C-3,	Commercial, including	8	" "	" "
C-3a & b	Parking	8	" "	" "
C-8	Commercial & Residential	8	" "	" "

Notes: No Vehicular Access from Turnpike Frontage Road

TABLE A - Continued

<u>Site Designation</u>	<u>Permitted Uses</u>	<u>Max. F.A.R.</u>	<u>Minimum Parking Spaces</u>	<u>Ground Floor Setback</u>
P-15	Institutional	8	Demonstration of Adequacy	To be determined at time of disposition
P-16	Public	8	"	"
C-2	Commercial	8	"	"
C-3,	Commercial, including	8	"	"
C-3a & b	Parking	8	"	"
C-8	Commercial & Residential	8	"	"
C-1	Commercial & Residential	8	"	"

Note: No Vehicular Access from Turnpike Frontage Road

TREMONT

STREET

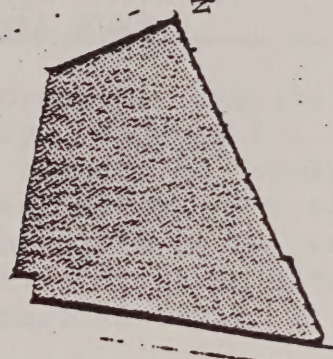
STREET

SOUTH

WARRENTON

TREMONT

STREET



C-1
17,485 S.F.

PARCEL NO. C-1 SOUTH COVE

ADDRESS: 283-293 Tremont St.

17,485 S.F.

Irregular

Irregular

Cleared

Tremont St.
Warrenton Street
Warrenton Place

Yes

94

1 & 2 Bldg. Apts.

D-8

September 4, 1980

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH COVE URBAN RENEWAL AREA MASS. R-92
DISPOSITION PARCEL C-1
PROCLAIMER OF MINOR MODIFICATION OF
SOUTH COVE URBAN RENEWAL PLAN

The South Cove Urban Renewal Plan presently permits Parcel C-1 to be used for commercial purposes only. Parcels C-1 and C-8 are being developed for 229 units of elderly housing in accordance with the 121A application submitted to the Authority. C-8 already provides an alternate residential use and therefore it is required we amend the plan in regards to Parcel C-1 to provide an alternative residential use to the present commercial use.

Under the present Urban Renewal Plan, Subsection 5 of Section 204 of the Plan recommends the adoption of ".... uses which could particularly relate to the adjacent public open space and the nearby residential areas" for Parcel C-1. Allowing an alternative residential use for Parcel C-1 would be compatible with this overall aim.

Parcel C-1 is zoned B-8 and under the Boston Zoning Code residential housing is a permitted use in a B-8 District. Thus, no major zoning change is required.

In the opinion of the General Counsel, the proposed modification is minor and does not substantially or materially alter or change the Plan. The modification may, therefore, be effected by Vote of the Authority present to Section 1201 of the South Cove Urban Renewal Plan.

It is proposed, therefore, the adoption of a minor modification of the South Cove Urban Renewal Plan by providing that Parcel C-1 may be used for residential purposes.

An appropriate Resolution is attached.

ATTACHMENT